



TO LET – RETAIL UNIT

BAKER STREET, NW1

To Let:

- Highly visible unit located within the Station ticket hall.
- The unit has a simple configuration.
- The unit is stripped out ready for tenant occupation.
- Well-positioned unit to capitalize on Baker Street's strong footfall and passengers interchanging platforms.

Location:

Baker Street station is in the district of Marylebone, within the city of Westminster.

The underground station is in Zone 1 and services the Metropolitan, Bakerloo, Jubilee, Hammersmith & City and Circle lines. The area is predominantly commercial with Baker Street and Marylebone High Street nearby.

London Underground

Zone 1

Bakerloo, Central & Circle and Metropolitan.

28 million +

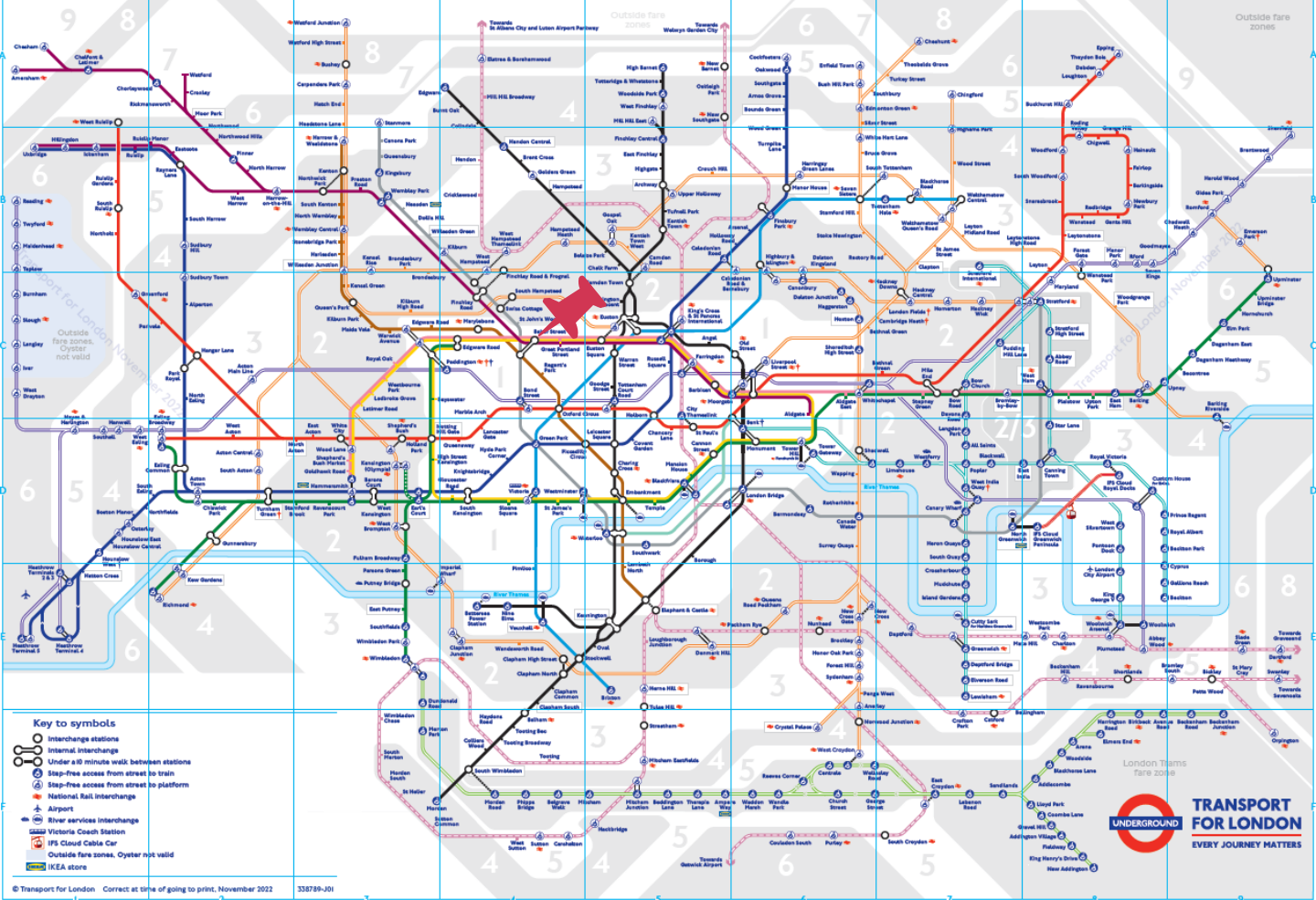
Annual Station Footfall

*2019



Transport
for London





Description:

The subject premises is situated within the Metropolitan Line ticket hall facing the ticket barriers for the Metropolitan, Hammersmith and City and Circle lines (on the paid side); It is directly in the sightline of passengers entering the station. The unit has one set of double doors that are entered through the ticket hall. The unit has a simple rectangular configuration and has a 2.7m ceiling height. The unit is vacant, and its interior needs refurbishment. The unit benefits from power but does not benefit from water and drainage.

Unit Size:

Retail Unit - c. 160.92 sq. ft. (14.95 sq. m.)

Services:

- Power
- There is **not** water or drainage

Usage:

- Retail
- Services

Lease:

- 5-year lease, contracted outside the Landlord & Tenant Act.
- Annual RPI + 1% rent review applicable.

Rent:

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials.



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